

"The City With a Heart"



Kevin Chase, *Chair*
Rick Biasotti, *Vice Chair*
Mary Lou Johnson
Sophie Lagacé
Kelly Lethin
Linda Mason
Perry Petersen

AGENDA PLANNING COMMISSION MEETING

[View Full Meeting](#)

December 19, 2017

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: November 21, 2017

2. COMMUNICATIONS:

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

4. ANNOUNCEMENT OF CONFLICT OF INTEREST

5. PUBLIC HEARINGS:

A. 1429 Kains Avenue (APN: 020-082-020)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of an 807 square foot addition that exceeds the maximum permitted floor area guideline of .55 (.61) per Section 12.200.030.B.2 of the San Bruno Municipal Code. Veronica and Fabian Juarez (Applicant & Owner)

UP-16-009

B. 121 Scenic Court (APN: 020-331-490)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit and a Minor Modification to allow partial infill of the existing front porch, which would increase the gross floor area of the residence by 56 square feet, exceeding the maximum permitted gross floor area by 41 square feet. If approved and constructed, the gross floor area of the home would be 2,846 square feet, including the garage. A Use Permit and Minor Modification are required per Sections 12.200.030.A.1. and 12.120.010 of the San Bruno Municipal Code. Xie Guan (Applicant); Patrick and Margaret Reilly (Owners).

UP-17-015, MM-17-005

C. City Parking lot located on the west side of Mastick Avenue just north of Taylor Avenue (APN: 017-092-170)

Zoning: R-2: (Low Density Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Temporary Use Permit to allow an off-site construction staging area within a portion of the City parking lot located on the west side of Mastick Avenue just north of Taylor Avenue per Section 12.84.030 of the San Bruno Municipal Code. The southernmost portion of the City parking lot will support the required scaffolding and will be used as a loading/unloading area during the construction of the mixed-use development located at 406-418 San Mateo Avenue. The remainder of the parking lot will remain open for public use. Johnstone Moyer, Inc. (Applicant), City of San Bruno (Owner)

TUP-17-007

6. DISCUSSION

A. CITY STAFF DISCUSSION

- Select the January 11, 2018 Architectural Review Committee members.

B. PLANNING COMMISSION DISCUSSION

7. ADJOURNMENT

The next regular Planning Commission Meeting will be held on January 16, 2018 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.